

## CHPOA Board Meeting

July 11, 2025

**Present:** Tom Moretti, President (TM)  
Jim McCormick, Vice President (JM)  
Johnnie Buzek, Treasurer (JB)  
Amanda Luchsinger, Secretary (AL)  
Bob Leavitt, Director (BL)  
Libby Rehm, Director (LR)  
David Born, Director (DB)  
Michael Wold, Director (MW)

**Absent:** Sally Park, Director  
Shayne Hatzenbuehler, Director

President Moretti opened the meeting by defining its purpose of preparing for the Annual Meeting next week and reviewing the various presentations and slides.

### **Finances: (JB)**

No official financial statements were presented today, but they will be ready for the Annual Meeting next week. Membership is currently at 275, plus a few more payments are yet to be processed. The bank balance has not changed since our last meeting, other than a \$60 decrease for expenses. With the increase in dues amount, the additional income has enabled us to allocate more funds to slash pick-up and other activities, while maintaining our reserves.

The new insurance policy will start with a new company at midnight today. JB has been working with State Farm. He plans to look at other insurance companies and is awaiting responses from them.

### **Annual Meeting**

The Agenda for the Annual Meeting was sent to all board members ahead of time and discussed today. The President will do an introduction, and then there will be Board

elections. President Moretti will not run for another term. The position of Secretary is also due for reelection. Amanda Luchsinger is willing to continue in the position if reelected. The position for Vice President is open for election.

Next on the agenda is the presentation by the Estes Park Water Board. The number of slides to be presented has been reduced due to time constraints. JM remarked that Carriage Hills will have an additional 23 water hydrants when the project is completed.

The GID-4 Volunteer Board presentation will follow this, and TM has created slides for this to help out the GID-4 Board.

Wildfire Risk Assessment presentation by the Estes Valley Fire Department, Logan Lasley is next. Slides were reviewed and arrangements were made for JB to use his YouTube Premium account to download some short videos, in case the internet at the Recreation Center is not compatible with TM's computer. LR will introduce Mr. Lasley. LR also requested that only the volunteers trained by the Fire Department answer any questions posed by the audience.

Following the Fire Department, there is a discussion about the current activities and expenses of the Carriage Hills POA, and whether the Board should pursue having compulsory dues. LR prepared a Facebook survey, and the results will be presented at the meeting, leading into a discussion of compulsory dues. Given the low number of responses compared to the number of homes, there is no clear mandate to pursue compulsory dues from the Facebook survey. JM requested a comment on the slides about the verified vs non-verified responses. Non-verified means the respondent did not submit an address, but those few people did not statistically change the outcomes, which are shown side-by-side on the slide. TM will slightly modify the slide to make it clearer.

The majority of the responses to the Facebook survey favor compulsory dues. TM wanted to point out that without compulsory dues long term, there will always be a question of whether we can continue the slash pick up if we do not receive the County grant. JM suggested the possibility of a slight increase in dues to cover the cost of slash pick up if compulsory dues are not approved. That discussion is deferred pending the outcome of compulsory dues voting.

TM discussed various resident attitudes towards HOA dues.

*"What would it take to pass?"* This slide was discussed. We would need 234 positive votes. The main emphasis of the discussion was the need for community buy-in, demonstrated by signing up volunteers to help with the process. It was agreed that we would pass clipboards around the meeting with sign-up sheets for volunteers. AL will purchase clipboards and prepare sign-up sheets.

Further discussion about community buy-in took place. It was felt by LR that much hinges on the sense we get at the meeting. If we do have enough volunteers sign up, we will need a volunteer organizational meeting.

Costs of the process were discussed. The mailing would be via first-class letter, so that would be in the ballpark of \$500, plus legal expenses for the lawyer to help produce the covenant language and the violation letter. Costs would be quite reasonable, therefore. Amendments would make a change to the covenants in each affected filing. The only covenant change would be a single covenant about compulsory dues and the consequences of not paying them. TM reminded us that liens run out at five years, and we would have to refile them each year

TM suggested we should have printed versions of the FAQ document about compulsory dues published in the last newsletter at the meeting. AL will print 30 copies of the FAQ sheet and bring them to the meeting.

TM felt that a team of volunteers is really important. Without that, TM does not feel we can proceed. AL will provide clipboards and a sign-up sheet for volunteers to be passed around at the meeting.

JM asked about the costs of preparing for compulsory dues, in particular:

1. Cost of the voting – printing, mailing, and lawyer.
2. Cost of implementation – lawyer
3. Cost of enforcement of the compulsory dues covenant, and the additional revenue from compulsory dues. He felt it was not clear that mandatory dues would bring in more than implementing them would cost.

A full estimate would need calculation per JB. We would gain 100-150 additional memberships (up to 459 members). TM felt these questions have already been addressed several times and that the costs are very reasonable, as above, for example:

The filing cost is \$25, and the cost of the mailing is 60 cents per letter. We need the attorney to write the language for the covenant change and violation letters, and his charges have been affordable.

JM left the meeting at this point and stated he will be resigning from the Board effective immediately.

MW and LR felt we should get a sense of how the attendees at the Annual Meeting feel before spending time and resources studying costs in depth.

TM will send out another copy of the slides, amended per today's discussion, for the Board Members to review and provide their comments before the meeting.

### **Board Elections**

MW felt the whole discussion about compulsory dues was moot if we do not have the Board staffed. At this point, we will not have a President or a Vice-President. A discussion among the Board Members still present ensued, and the decision was to proceed with a team approach to the Board, with LR and BL acting as a team, President and Vice President. AL and JB, who are remaining in their positions (if AL is reelected) agreed to help the two leaders out as much as they can. There is a possibility that other Carriage Hills residents will step up to join the Board, too.

### **Other Business**

A discussion was held regarding the timing of distributing free bags and gloves to residents undergoing fire mitigation studies. LR would like to await the annual meeting before posting the announcement about this topic on Facebook.

There have been enquiries about slash pick-up and what will be picked up, also to be addressed at the Annual Meeting and on Facebook shortly. Tree branches should be in 4-6 ft lengths, with a 3-inch maximum diameter, so that the chipper can handle them. No weeds, needles, stumps, root balls, or pinecones are to be included.

David Born will obtain noxious weed brochures to bring to the meeting.

The President adjourned the meeting at 3.55 pm.

Respectfully submitted by Amanda Luchsinger, Secretary, CHPOA

July 13th4, 2025